

SNAPSHOT of HOME Program Performance--As of 09/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Fort Wayne**

State: **IN**

PJ's Total HOME Allocation Received: **\$15,733,965**

PJ's Size Grouping*: **B**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:				PJs in State: 12			
% of Funds Committed	95.43 %	96.41 %	8	94.94 %	59	57	
% of Funds Disbursed	85.62 %	91.48 %	9	84.35 %	42	44	
Leveraging Ratio for Rental Activities	4.5	2.95	1	4.59	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	91.36 %	1	81.38 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	82.87 %	88.05 %	8	68.05 %	78	74	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	76.39 %	81.96 %	9	79.65 %	27	29	
% of 0-30% AMI Renters to All Renters***	45.83 %	47.56 %	8	44.76 %	53	51	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	88.89 %	98.63 %	11	94.31 %	17	17	
Overall Ranking:			In State:	8 / 12	Nationally:	74 73	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$14,567	\$18,166		\$25,245	144 Units	13.90 %	
Homebuyer Unit	\$13,090	\$14,830		\$14,395	331 Units	32.00 %	
Homeowner-Rehab Unit	\$12,001	\$15,192		\$20,186	559 Units	54.10 %	
TBRA Unit	\$0	\$2,036		\$3,142	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (297 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Fort Wayne IN

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$30,954	\$46,844	\$12,817
State:*	\$62,178	\$73,709	\$19,439
National:**	\$88,539	\$71,594	\$22,853

CHDO Operating Expenses:
(% of allocation)

PJ: 0.8 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.91

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	42.9	37.3	54.6	0.0
Black/African American:	48.9	51.7	41.3	0.0
Asian:	0.8	1.7	0.0	0.0
American Indian/Alaska Native:	0.8	0.0	0.2	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	1.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	1.0	0.0	0.0
Asian/Pacific Islander:	1.5	0.7	0.0	0.0

ETHNICITY:

Hispanic	5.3	6.5	3.9	0.0
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HOUSEHOLD SIZE:

1 Person:	39.8	19.9	37.4	0.0
2 Persons:	16.5	19.9	24.9	0.0
3 Persons:	16.5	23.3	15.9	0.0
4 Persons:	9.8	21.6	11.4	0.0
5 Persons:	12.0	8.6	6.6	0.0
6 Persons:	0.8	5.5	2.7	0.0
7 Persons:	2.3	0.7	0.7	0.0
8 or more Persons:	2.3	0.7	0.4	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	36.8	28.1	21.3	0.0
Elderly:	13.5	2.4	27.4	0.0
Related/Single Parent:	32.3	36.3	29.3	0.0
Related/Two Parent:	13.5	28.8	16.8	0.0
Other:	3.8	4.5	5.2	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	12.8	3.1 [#]
HOME TBRA:	0.0	
Other:	8.3	
No Assistance:	78.9	

of Section 504 Compliant Units / Completed Units Since 2001 11

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

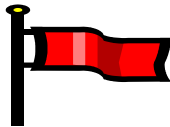
Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM SNAPSHOT WORKSHEET - RED FLAG INDICATORS

Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Fort Wayne State: IN Group Rank: 74
 State Rank: 8 / 12 PJs (Percentile)
 Summary: 1 / Of the 5 Indicators are Red Flags Overall Rank: 73
 (Percentile)

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.30%	82.87	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	76.39	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.50%	88.89	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.060	2.06	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

